

109.0

0001

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

738,200 / 738,200

USE VALUE:

738,200 / 738,200

ASSESSED:

738,200 / 738,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		REED ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PHAM TRI G	
Owner 2:	
Owner 3:	
Street 1: 18 REED STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: NYBERG JONATHAN -	
Owner 2: -	
Street 1: 30 LAKE SHORE DR	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ:	Y
Postal: 02474	Type:		

NARRATIVE DESCRIPTION	
This parcel contains .126 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Asbestos Exterior and 1680 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value

104	Two Family	5468	Sq. Ft.	Site	0	70.	1.07	6													

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5468.000	329,400		408,800	738,200		69534
							GIS Ref
							GIS Ref
							Insp Date
							09/13/18

**USER DEFINED**

Prior Id # 1: 69534
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
PRINT Date Time
12/30/21 07:29:58
LAST REV Date Time
08/05/19 09:49:16
mmcmakin
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	329,400	0	5,468.	408,800	738,200		Year end	12/23/2021
2021	104	FV	314,500	0	5,468.	408,800	723,300		Year End Roll	12/10/2020
2020	104	FV	314,700	0	5,468.	408,800	723,500	723,500	Year End Roll	12/18/2019
2019	104	FV	246,700	0	5,468.	403,000	649,700	649,700	Year End Roll	1/3/2019
2018	104	FV	231,000	0	5,468.	309,500	540,500	540,500	Year End Roll	12/20/2017
2017	104	FV	216,700	0	5,468.	292,000	508,700	508,700	Year End Roll	1/3/2017
2016	104	FV	216,700	0	5,468.	268,700	485,400	485,400	Year End	1/4/2016
2015	104	FV	193,200	0	5,468.	251,100	444,300	444,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NYBERG JONATHAN	54345-480		2/26/2010		357,500	No	No		
CURLEY EDWARD/J	53688-294		10/16/2009	Estate/Div	300,000	No	No		
CURLEY EDWARD/T	48899-232		1/26/2007	Family	99	No	No		
CURLEY EILEEN	24983-237		11/9/1994		1	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2014	1018	Re-Roof	7,350	8/18/2014				Strip and re-roof.
3/5/2010	148	Porch	8,000	C				REBUILD REAR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	CC	Chris C
12/15/2008	Meas/Inspect	294	PATRIOT
11/25/2008	Measured	336	PATRIOT
11/7/2000	Hearing N/C	264	PATRIOT
1/31/2000	Measured	264	PATRIOT
7/20/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

